149.0	0003	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	743,200 /	743,200
USE VALUE:	743,200 /	743,200
ASSESSED:	743,200 /	743,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FINE DAVID S/ TRUSTEE
Owner 2:	FINE FAMILY IRREVOCABLE TRUST
Owner 3:	
Street 1:	99 SCHOOL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FINE ROBERT M & BARBARA A -
Owner 2:	-
Street 1:	99 SCHOOL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1931, having primarily Aluminum Exterior and 1719 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5575.000	331,600	500	411,100	743,200
Total Card	0.128	331,600	500	411,100	743,200
Total Parcel	0.128	331,600	500	411,100	743,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 432.34 | /Parcel: 432.34

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	98003
GIS Ref	
GIS Ref	
Insp Date	04/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 149.0-0003-0007.0

!11634!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	331,600	500	5,575.	411,100	743,200		Year end	12/23/2021
2021	101	FV	309,300	500	5,575.	411,100	720,900		Year End Roll	12/10/2020
2020	101	FV	309,400	500	5,575.	411,100	721,000	721,000	Year End Roll	12/18/2019
2019	101	FV	264,700	500	5,575.	411,100	676,300	676,300	Year End Roll	1/3/2019
2018	101	FV	302,300	500	5,575.	364,100	666,900	666,900	Year End Roll	12/20/2017
2017	101	FV	302,300	500	5,575.	305,400	608,200	608,200	Year End Roll	1/3/2017
2016	101	FV	302,300	500	5,575.	305,400	608,200	608,200	Year End	1/4/2016
2015	101	FV	286,800	500	5,575.	264,300	551,600	551,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:50:18

LAST REV

Date	Time
07/19/18	11:46:23
apro	

USER DEFINED

Prior Id # 1:	98003
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11634

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FINE ROBERT M &	1505-85		3/21/2017	Convenience	1	No	No		
	998-195		6/1/1985		140,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/31/2015	1974	Manual	5,534					
10/23/2009	1044	New Wind	7,657					
1/13/2003	30	Add Bath	47,127					NEW DORMERS AND NE
10/4/1996	513		13,860					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	MEAS&NOTICE	CC	Chris C
11/10/2008	Meas/Inspect	189	PATRIOT
8/9/2005	Fieldrev-Chg	BR	B Rossignol
4/14/2000	Inspected	264	PATRIOT
11/18/1999	Measured	263	PATRIOT
12/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5575		Sq. Ft.	Site		0	70.	1.05	8									411,074						411,100	

Total AC/HA:	0.12798	Total SF/SM:	5575	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	411,074	Spl Credit		Total:	411,100

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	4 - Vinyl	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.26082015
Const Adj.:	0.97903168
Adj $ / SQ:	123.438
Other Features:	115500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	407376
Depreciation:	75772
Depreciated Total:	331604

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 3	Baths: 1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

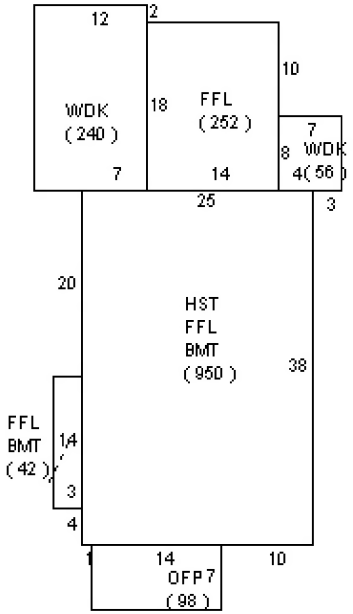
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	135.78
Special Features:	0	Val/Su Net:	106.80
Final Total:	331600	Val/Su SzAd	192.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,244	123.440	153,557
BMT	Basement	992	37.030	36,735
HST	Half Story	475	123.440	58,633
WDK	Deck	296	9.180	2,718
OFP	Open Porch	98	32.640	3,198

Net Sketched Area:	3,105			Total:	254,841
Size Ad	1719	Gross Area	3580	FinArea	1719

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 149.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X10	A	AV	2000	6.00	T	15.2	101			500			500

More: N	Total Yard Items:	500	Total Special Featues:		Total: 500